

City of Alexandria, Virginia
Department of Planning & Zoning

SPECIAL USE PERMIT CERTIFICATE

Article XI, Division A, Section 11-510 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia requires that you display this Special Use Permit in a conspicuous and publicly accessible place. A copy of the list of conditions associated with the special use permit shall be kept on the premises and made available for examination by the public upon request.

Special Use Permit #2020-0035
Approved by Planning and Zoning: July 2, 2020
Permission is hereby granted to: Tamrat Gobena
to use the premises located at: 3021 Colvin Street
for the following purpose: see attached report

It is the responsibility of the Special Use Permit holder to adhere to the conditions approved by City Council. The Department of Planning and Zoning will periodically inspect the property to identify compliance with the approved conditions. If any condition is in violation, the permit holder will be cited and issued a ticket. The first violation carries a monetary fine. Continued violations will cause staff to docket the special use permit for review by City Council for possible revocation.

July 2, 2020

Date

Karl Moritz (by T. LaColla)

Karl Moritz, Director
Department of Planning and Zoning

DATE: July 2, 2020

TO: Tony LaColla, Division Chief, Land Use Services
Department of Planning and Zoning

FROM: Ray Roakes, Planner II, Land Use Services
Department of Planning and Zoning

SUBJECT: Special Use Permit #2020-00035
Administrative Review for a Change of Ownership
Site Use: General Automobile Repair and Automobile Sales
Applicant: Tamrat Gobena
Location: 3021 Colvin Street
Zone: I/Industrial

Request

Special Use Permit (SUP) #2020-00035 is an administrative request to change the ownership of an existing automotive repair establishment from Ahmad M. Waqif to Tamrat Gobena. The business proposes to continue operating as a general automobile repair and automobile sales. The name of the business would change from the current Duke Auto Group, LLC to Kera Auto Care. The business would continue to operate from 7:30 a.m. to 7 p.m., Monday through Saturday, and offer general automobile repair services including engine and transmission work, tune-ups, and muffler repairs, as well as the availability of up to six vehicles for sale at any one time.

Background

Prior to 2015, the business originally operated as a light automobile repair use, which does not require Special Use Permit approval in the I/Industrial zone. It was discovered in February 2015, during a site visit, that the owner occasionally replaces vehicle engines which is considered general automotive repair. A new use permit was approved administratively in April 2015 through SUP #2015-0007 allowing the operation of automobile sales in addition to general automotive services. The most recent Special Use Permit approval was SUP #2019-0031 which consisted of a change of ownership.

Parking

According to Section 8-200(A)(20) of the Zoning Ordinance, automobile repair businesses require one off-street parking space for every 400 square feet of space. A 2,500 square-foot general automobile repair business is therefore required to provide seven off-street parking spaces. Staff also routinely recommends that one off-street parking space be provided for each vehicle offered for sale at any one time at an automobile sales business. The applicant meets its parking requirement and staff recommendation by providing a total of 13 off-street parking spaces at the site. Ten of these spaces are located in the parking lot in front of the building and three are located inside the building. Although some of the parking spaces at the site have a tandem configuration, the zoning-required spaces can be accessed independently.

Community Outreach

Public notice was provided through eNews, via the City's website, and by posting a placard at the site. Notice was also sent via email to the Clover-College Park Civic Association and Longview Hill Citizens Association. No comments were received regarding the application.

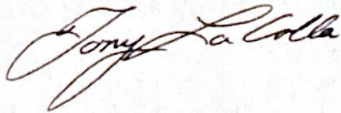
Staff Action

Staff supports the applicant's request for a change of ownership at this location. It is unlikely a change of ownership would generate or intensify any negative impacts arising from this use. The business would continue to provide convenient automotive repair services to nearby residents. Staff has carried forward previous SUP conditions and amended conditions to reflect current language standards.

Staff hereby approves the Special Use Permit request.

ADMINISTRATIVE ACTION – DEPARTMENT OF PLANNING AND ZONING:

Date: July 2, 2020
Action: Approved

A handwritten signature in black ink, appearing to read "Tony LaColla", written in a cursive style.

Tony LaColla, AICP, Division Chief

Attachments: 1) Special Use Permit Conditions
2) Statement of Consent

CONDITIONS OF SPECIAL USE PERMIT #2020-0035

The owner is responsible for ensuring that the following conditions are adhered to at all times. Violation of any of the conditions may result in fines and/or referral to public hearing by the Planning Commission and City Council.

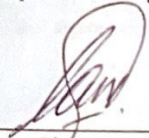
1. The Special Use Permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z) (SUP #2015-0007)
2. The hours of operation of the business shall be limited to between 7:30 a.m. and 7 p.m., Monday-Saturday. (P&Z) (SUP #2015-0007)
3. The applicant shall post the hours of operation at the entrance of the business. (P&Z) (SUP #2015-0007)
4. No more than six vehicles parked on-site shall be available for sale at any one time. (P&Z) (SUP #2015-0007)
5. No repair work shall occur outside. All repairs of motor vehicles at the site shall be conducted inside a building. (P&Z) (SUP #2015-0007)
6. **CONDITION AMENDED BY STAFF:** All vehicles on the lot shall be stored in a neat and orderly manner. No junked, abandoned, visibly damaged, or stripped vehicles shall be displayed, parked, or stored outside. (P&Z) (SUP #2015-0007)
7. No vehicles shall be displayed, parked, or stored in any portion of the public right-of-way. (P&Z) (T&ES) (SUP #2015-0007)
8. **CONDITION DELETED BY STAFF:** All vehicles at the site shall be stored in a neat and orderly manner. (P&Z) (SUP #2015-0007)
9. No vehicle parts, tires, or other materials shall be permitted to accumulate outside except in a dumpster or other suitable trash receptacle or enclosure. (P&Z) (SUP #2015-0007)
10. Loading and unloading of vehicles, if any, shall take place on-site and during hours of operation. (P&Z) (SUP #2015-0007)
11. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z) (SUP #2015-0007)

12. The application of paints or coatings shall be prohibited at the site, unless a paint spray booth is designed and built to the satisfaction of the Director of Code Enforcement. If automotive refinishing is permitted, no materials shall be disposed of by venting to the atmosphere and no paints or coating shall be applied outside of the approved paint spray booth. (P&Z) (SUP #2015-0007)
13. All waste products including but not limited to organic compounds (solvents), motor oil, compressor lubricant and antifreeze be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewers or be discharged onto the ground. (T&ES) (SUP #2015-0007)
14. **CONDITION AMENDED BY STAFF:** The applicant shall comply with the City of Alexandria Best Management practices manual for automotive related industries. A copy can be obtained by contacting the Office of Environmental Quality at 703-746-4065 703.383.4327 or at <http://alexandriava.gov/Environment> under Forms and Publications. (T&ES) (SUP #2015-0007)
15. Car wash facilities must be equipped with a water recycling system which shall be approved by the building official. The applicant shall provide a plan that shows the method of connection for the discharge of vehicle wash to the sanitary sewer system with prior approval from AlexRenew or be covered by a VPDES permit for discharge into the storm sewer. (T&ES) (SUP #2015-0007)
16. The applicant shall control odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the department of Transportation and Environmental Services. (T&ES) (SUP#2015-0007)
17. **CONDITION AMENDED BY STAFF:** The use must comply with the City's noise ordinance. ~~All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line.~~ (T&ES) (SUP #2019-0031)
18. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11 p.m. and 7 a.m. (T&ES) (SUP #2015-0007)
19. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet if the premises shall be picked up at least twice a day and at the close of business, and more often if necessary to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES) (SUP #2015-0007)

20. **CONDITION AMENDED BY STAFF:** Car wash discharges resulting from a commercial operation shall not be discharged into a storm sewer. It is recommended that car washes be done at a commercial car wash facility. (T&ES)(SUP #2015-0007)
21. **CONDITION AMENDED BY STAFF:** The Director of Planning and Zoning shall review the Special Use Permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the Director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, or (c) the Director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z) (SUP-2019-0031)
22. The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES) (SUP 2019-0031)
23. **CONDITION ADDED BY STAFF:** The applicant shall require its employees who drive to work to use off-street parking. (P&Z)
24. **CONDITION ADDED BY STAFF:** Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape or invasion by animals. No trash and debris shall be allowed to accumulate outside of those containers. Outdoor trash receptacles shall be screened to the satisfaction of the director. (P&Z)
25. **CONDITION ADDED BY STAFF:** The applicant shall provide information about alternative forms of transportation to access the location of the use, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. (P&Z)

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2020-0035. The undersigned also hereby agrees to obtain all applicable licenses and permits required for a general automobile repair and automobile sales use at 3021 Colvin Street.



Applicant – Signature

07/09/20
Date

JAMRAT - GOBENA
Applicant – Printed

07/09/20
Date